

## PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Cindy Claunch  
DOCKET NO.: 06-01261.001-R-1  
PARCEL NO.: 22-2-20-18-15-401-013

The parties of record before the Property Tax Appeal Board are Cindy Claunch, the appellant; and the Madison County Board of Review.

The subject property is improved with a two-story dwelling that contains 2,182 square feet of living area. The dwelling has a brick exterior and was constructed in 1913. Features of the home include a full basement and two bathrooms. The property is located in Granite City, Granite City Township, Madison County.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. In support of this argument the appellant stated on the petition that the subject was purchased in October 2003 for a price of \$50,000 or \$22.91 per square foot of living area. She further indicated the parties to the transaction were not related and the property was listed on the open market using the multiple listing service and a local newspaper. In addition, the appellant provided information on four comparable sales. The comparables were improved with two-story brick dwellings that ranged in size from 1,848 to 2,392 square feet of living area. The dwellings were located from 1 to 7 blocks from the subject property and were constructed from 1919 to 1924. Each comparable had a basement; three comparables had central air conditioning; and one comparable had a two-car garage. The properties sold from April 2006 to October 2006 for prices ranging from \$27,000 to \$70,985 or from \$14.61 to \$30.18 per square foot of living area. The evidence further revealed that the appellant did not file a complaint with the board of review but filed an appeal directly to the Property Tax Appeal Board following receipt of the notice of an equalization factor increasing the subject's assessment from \$15,900 to \$16,820. Based on this evidence the appellant requested the subject's assessment be reduced to \$15,900.

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Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds no change in the assessment of the property as established by the Madison County Board of Review is warranted. The correct assessed valuation of the property is:

LAND:	\$	1,920
IMPR.:	\$	14,900
TOTAL:	\$	16,820

Subject only to the State multiplier as applicable.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject property's final assessment totaling \$16,820 was disclosed. The subject's assessment reflects a market value of approximately \$50,480 or \$23.13 per square foot of living area using the 2006 three year median level of assessments for Madison County of 33.32%. The board of review indicated the appellant's comparable sales had unit prices ranging from \$14.61 to \$30.18 per square foot of living area. The board indicated the subject's total assessment equates to a market value of \$23.13 per square foot of living area and is within the range of the comparables. After reviewing the appellant's evidence, the board of review requested the subject's assessment be confirmed.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds the evidence in the record does not support a reduction in the subject's assessment.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3<sup>rd</sup> Dist. 2002). The Board finds the appellant has not met this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the only evidence of value was submitted by the appellant. The appellant submitted information disclosing the subject sold in October 2003 for a price of \$50,000. Additionally, the appellant provided four comparables sales that had prices ranging from \$27,000 to \$70,985 or from \$14.61 to \$30.18 per square foot of living area. The subject's assessment reflects a market value of approximately \$50,480 or \$23.13 per square foot of living area using the 2006 three year median level of assessments for Madison County of 33.32%. The subject's assessment reflects a market value that is supported by the purchase price and is within the range established by the comparable sales. The Board finds this evidence demonstrates the subject's assessment is reflective of its market value and a reduction is not warranted.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member



Member



Member

Member

DISSENTING: \_\_\_\_\_

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: August 14, 2008



Clerk of the Property Tax Appeal Board

**IMPORTANT NOTICE**

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing

complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.